

received

9/5/12 9:30AM
(23)

BOARD USE ONLY

Case No.: 815A

Filing Date: 8/18/12

**LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460**

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for: **VARIANCE**, **SPECIAL PERMIT** and/or **APPEAL** (check all that apply) as specified below and as provided for by the Zoning Bylaw of the Town of Littleton.

1. LOCATION OF PROPERTY: Please print

A. Street Address: 4 Lincoln Dr

B. Assessors Map and Parcel Number: 017-270

Zoning District _____ Aquifer District _____ Water Resource District _____

C. Deed Reference: _____

2. LITTLETON ZONING BYLAW SECTION(S):

Variance _____ Special Permit _____ Appeal _____

3. STATE BRIEFLY REASONS FOR PETITION (Use additional sheets if necessary):

Build 10' FT DECK ON EXISTING NON CONFORMING LOT
19' TO LOTLINE NOW THERE WILL BE 9' LEFT TO LOTLINE

4. PETITIONER(S): please print _____

Owner Tenant Licensee Agreed Purchaser Agent Other _____

Note: If petitioner is not the owner, furnish written authorization from owner.

SL

Signature(s)

Aug 28/12

Date

Mail Address: 54 GRISTMILL RD Littleton MA 01460
Street Town State Zip Code

Telephone Number: (781) 844 9668

Town Clerk Use only:

Filing fee paid: \$ 75.00 2285
750.00 3284

Date: Sept 5, 2012



TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410
FAX: (978) 952-2321

Date: August 30, 2012

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant: Sean Keenan

Mailing Address: 78 Montclair Ave., Waltham, MA 02451-3067

Subject Parcel Location: 4 Lincoln Drive Littleton MA

Parcel ID: U17-270-0

M.G.L. Chapter 40A, Section 11. " In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 52 including the subject parcel

Certified by:

Lorraine Freitas, Assessment Analyst

Loc: 150 GOLDSMITH ST Parcel ID #: U12 46 0
LUC: 101

MORIN CHRISTOPHER
CANTINO JENNA
150 GOLDSMITH ST

LITTLETON MA 01460

Loc: 158 GOLDSMITH ST Parcel ID #: U12 72 0
LUC: 101

GAGNON DIANA L
162 GOLDSMITH STREET

LITTLETON MA 01460

Loc: 162 GOLDSMITH ST Parcel ID #: U12 73 0
LUC: 101

GAGNON DIANA L
162 GOLDSMITH STREET

LITTLETON MA 01460

Loc: 166 GOLDSMITH ST Parcel ID #: U12 74 0
LUC: 101

SAGANICH DAVID
SAGANICH ASHCROFT ALISA
166 GOLDSMITH ST

LITTLETON MA 01460

Loc: 3 MAPLEHURST RD Parcel ID #: U12 93 0
LUC: 101

LEO LEONARD R III
3 MAPLEHURST RD

LITTLETON MA 01460

Loc: 178 GOLDSMITH ST Parcel ID #: U12 95 0
LUC: 101

SWEATT MELVIN R
SWEATT ANNE M
P.O. BOX 393

LITTLETON MA 01460

Loc: 183 GOLDSMITH ST Parcel ID #: U17 240 0
LUC: 101

GAHRES JENNIFER
41 HIGHGATE RD
FRAMINGHAM MA 01701-7955

Loc: 179 GOLDSMITH ST Parcel ID #: U17 241 0
LUC: 101

LORENSON WILLIAM A
LORENSON ELIZABETH A
179 GOLDSMITH ST

LITTLETON MA 01460

Loc: 2 PARK DR Parcel ID #: U17 242 0
LUC: 101

DOIRON BERNARD J
DOIRON GAIL
2 PARK DRIVE

LITTLETON MA 01460

Loc: 4 PARK DR Parcel ID #: U17 243 0
LUC: 101

CAPPUCCI DEBRA A TRUSTEE OF TH
TUMBER FAMILY TRUST
4 PARK DRIVE

LITTLETON MA 01460

Loc: 6 PARK DR Parcel ID #: U17 244 0
LUC: 101

POOR ALAN ROWSE
6 PARK DR

LITTLETON MA 01460

Loc: 8 PARK DR Parcel ID #: U17 245 0
LUC: 106

POOR ALAN ROWSE
6 PARK DR

LITTLETON MA 01460

Loc: 10 PARK DR Parcel ID #: U17 247 0
LUC: 132

POOR ALAN R
6 PARK DR

LITTLETON MA 01460

Loc: 12 PARK DR Parcel ID #: U17 248 0
LUC: 132

SOLOMON SCOTT B
16 EMERSON DRIVE
LITTLETON MA 01460

Loc: 24 PARK DR Parcel ID #: U17 250 0

LUC: 101

MINIOR WILLIAM
MINIOR JACQUELINE
24 PARK DR

LITTLETON MA 01460

Loc: 19 WOODLAND DR Parcel ID #: U17 259 0

LUC: 101

BICKFORD CONNIE L
A/K/A LAUBACH CONNIE L
7 COUNTRY CLUB DR

CHELMSFORD MA 01824-4505

Loc: 17 WOODLAND DR Parcel ID #: U17 260 0 + 261
LUC: 101

MCLAUGHLIN MARGARET M

17 WOODLAND DR

LITTLETON MA 01460

Loc: 9 WOODLAND DR Parcel ID #: U17 263 0
LUC: 104

LEACH ALBERT R TRUSTEE OF
ALMARCOZ TRUST
9 WOODLAND DR

LITTLETON MA 01460

Loc: 7 WOODLAND DR Parcel ID #: U17 264 0
LUC: 101

AUGER DEAN A
AUGER KAREN L
7 WOODLAND DR

LITTLETON MA 01460

Loc: 5 WOODLAND DR Parcel ID #: U17 265 0

LUC: 101

LANGER-DONAT TAMAR

5222 LEXINGTON RIDGE DR

LEXINGTON MA 02421-8315

Loc: 3 WOODLAND DR Parcel ID #: U17 266 0

LUC: 101

BURNS ADAM T
BURNS LAURIE E
3 WOODLAND DRIVE

LITTLETON MA 01460

Loc: 173 GOLDSMITH ST Parcel ID #: U17 267 0

LUC: 101

DROSOS KOSTAS
DROSOS VASSO
173 GOLDSMITH ST

LITTLETON MA 01460

Loc: 169 GOLDSMITH ST Parcel ID #: U17 268 0
LUC: 101

KINCH JR HAROLD W
KINCH JOAN C
169 GOLDSMITH STREET

LITTLETON MA 01460

Loc: 2 LINCOLN DR Parcel ID #: U17 269 0
LUC: 101

ALLEN PATRICIA J TRUSTEE OF
ALLEN FAMILY TRUST
2 MANNION PLACE

LITTLETON MA 01460

Loc: 4 LINCOLN DR Parcel ID #: U17 270 0
LUC: 101

KEENAN & SON LLP

78 MONTCLAIR AVE

WALTHAM MA 02451-3067

Loc: 6 LINCOLN DR Parcel ID #: U17 271 0
LUC: 101

GRAHAM RONALD J
GRAHAM NIKKI R
6 LINCOLN DR

LITTLETON MA 01460

Loc: 8 LINCOLN DR Parcel ID #: U17 272 0

LUC: 101

POLLARD DARYL W

2539 BRICKFIELD COURT

WESTLAKE VLG CA 91362-5143

Loc: 10 LINCOLN DR Parcel ID #: U17 273 0

LUC: 101

PAVLIK JOHN M

10 LINCOLN DR

LITTLETON MA 01460

Loc: 12 LINCOLN DR Parcel ID #: U17 274 0 LUC: 101

**HEALY ERIN A
12 LINCOLN DRIVE**

LITTLETON MA 01460
Loc: 14 LINCOLN DR Parcel ID #: U17 275 0

CULLINANE ELIZABETH C, STEPHEN
+F ROBERT, TRS OF CULLINANE
14 LINCOLN DRIVE

LITTLETON MA 01460
Loc: 21 PARK DR Parcel ID #: U17 284 0 LUC: 101

DRAINVILLE HECTOR A
C/O JOHN HARTWELL
9 ADAMS ST

LITTLETON MA 01460
Loc: PARK DR Parcel ID #: U17 285 0

HEALY ERIN
12 LINCOLN DR

LITTLETON MA 01460
Loc: 15 PARK DR Parcel ID #: U17 286 0
LUC: 101

FORTUNE MARK E
FORTUNE ALYSON H
15 PARK DRIVE

LITTLETON MA 01460
Loc: 11 PARK DR Parcel ID #: U17 287 0

DUNN MELISSA A
DUNN STEVEN P
11 PARK DR

LITTLETON MA 01460
Loc: 9 PARK DR Parcel ID #: U17 288 0

SLOBODA JOHN M
SLOBODA GENEVIEVE BUTLER
9 PARK DR

LITTLETON MA 01460

Loc: 7 PARK DR Parcel ID #: U17 288 1 LUC: 101

WEYMOUTH KENDRA A
7 PARK DR

LITTLETON MA 01460
Loc: 3 PARK DR Parcel ID #: U17 289 0

ALLEN PATRICIA J TRUSTEE OF
ALLEN FAMILY TRUST
2 MANNION PLACE

LITTLETON MA 01460
Loc: 163 GOLDSMITH ST Parcel ID #: U17 290 0
LLC: 101

TURNER SUSAN M
JUDGE JOHN T
163 GOLDSMITH ST

LITTLETON MA 01460
Loc: 4 WASHINGTON DR Parcel ID #: U17 291 0

BENNETT SHARI J
4 WASHINGTON DR

LITTLETON MA 01460
Loc: S/S WASHINGTON DR Parcel ID #: U17 293 0
LUC: 936

LITTLETON TOWN OF
P.O. BOX 1305

LITTLETON MA 01460
Loc: S/S WASHINGTON DR Parcel ID #: U17 294 0
LUC: 936

LITTLETON TOWN OF
P.O. BOX 1305

Loc: S/S WASHINGTON DR Parcel ID #: U17 295 0
LUC: 936

LITTLETON TOWN OF
P.O. BOX 1305

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 296 0
LUC: 936

LITTLETON TOWN OF
P.O. BOX 1305

LITTLETON MA 01460

Loc: 18 WASHINGTON DR Parcel ID #: U17 297 0
LUC: 101

MOONEY ROBERT TRUSTEE OF THE
MOONEY REALTY TRUST
PO BOX 192

COLUMBIA NJ 07832-0192

Loc: 11 LINCOLN DR Parcel ID #: U17 307 0
LUC: 101

MOONEY ROBERT TRUSTEE OF THE
MOONEY FAMILY TRUST
PO BOX 192

COLUMBIA NJ 07832-0192

Loc: LINCOLN DR Parcel ID #: U17 308 0
LUC: 132

MOONEY ROBERT TRUSTEE OF THE
MOONEY REALTY TRUST
PO BOX 192

COLUMBIA NJ 07832-0192

Loc: 5 LINCOLN DR Parcel ID #: U17 310 0
LUC: 101

MAY DELORES A

P O BOX 111

LITTLETON MA 01460

Loc: 3 LINCOLN DR Parcel ID #: U17 311 0
LUC: 101

WRIGHT DONNA M
C/O GERALD F MOORE
45 SEXTON ST

SUDSBURY MA 01776

Loc: 1 WASHINGTON DR Parcel ID #: U17 312 1
LUC: 101

FORD JR CHARLES F

1 WASHINGTON DR

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 317 0
LUC: 132

HIGGINS FRANCIS W
HIGGINS JEAN M
3 WASHINGTON DRIVE

LITTLETON MA 01460

Loc: 3 WASHINGTON DR Parcel ID #: U17 318 0
LUC: 101

HIGGINS FRANCIS W
HIGGINS JEAN M
3 WASHINGTON DR

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 326 0
LUC: 132

PAGLIA CHARLES J
PAGLIA FRANCES M
78 NAUGLER AVE

MARLBOROUGH MA 01752

QUITCLAIM DEED

We, James W. Head and Barbara A. Head, a married couple, of Littleton, Massachusetts, for consideration paid, and in full consideration of SEVENTY FIVE THOUSAND and 00/100 (\$75,000.00) DOLLARS, the receipt of which is hereby acknowledged, grant to:

Keenan & Son LLP, with a principal place of business at 78 Montclair Avenue, Waltham, Massachusetts

With Quitclaim Covenants

A certain parcel of land with all buildings and structures now or hereafter standing or placed thereon in Littleton, Middlesex County, Commonwealth of Massachusetts, situated on the Southeasterly side of Lincoln Drive, and being shown as Lots numbered 1666, 1667 and 1668 on a Plan entitled "Map A of Long Lake, town of Littleton, Middlesex County, Massachusetts" recorded with Middlesex South District Registry of Deeds on October 14, 1925 in Plan Book 0362, Plan 26, being more particularly bounded and described as follows:

NORTHWESTERLY	by Lincoln Drive, as shown on said Plan, Sixty (60) feet, more or less;
NORTHEASTERLY	by Lot numbered 1669, as shown on said Plan, Ninety (90) feet, more or less;
SOUTHEASTERLY	by Lots numbered 1626, 1627, and 1628, as shown on said Plan, Sixty (60) feet, more or less; and
SOUTHWESTERLY	by Lot numbered 1665, as shown on said Plan, Ninety (90) feet, more or less.

Subject to a Taking by the Town of Littleton for Lincoln Drive and Grove Road, dated March 12, 1956, recorded with Middlesex County South District Registry of Deeds in Record Book, 8684, Page 339; as more particularly delineated on Plan numbered 367 of

B.A.H.
J. V. H. -



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

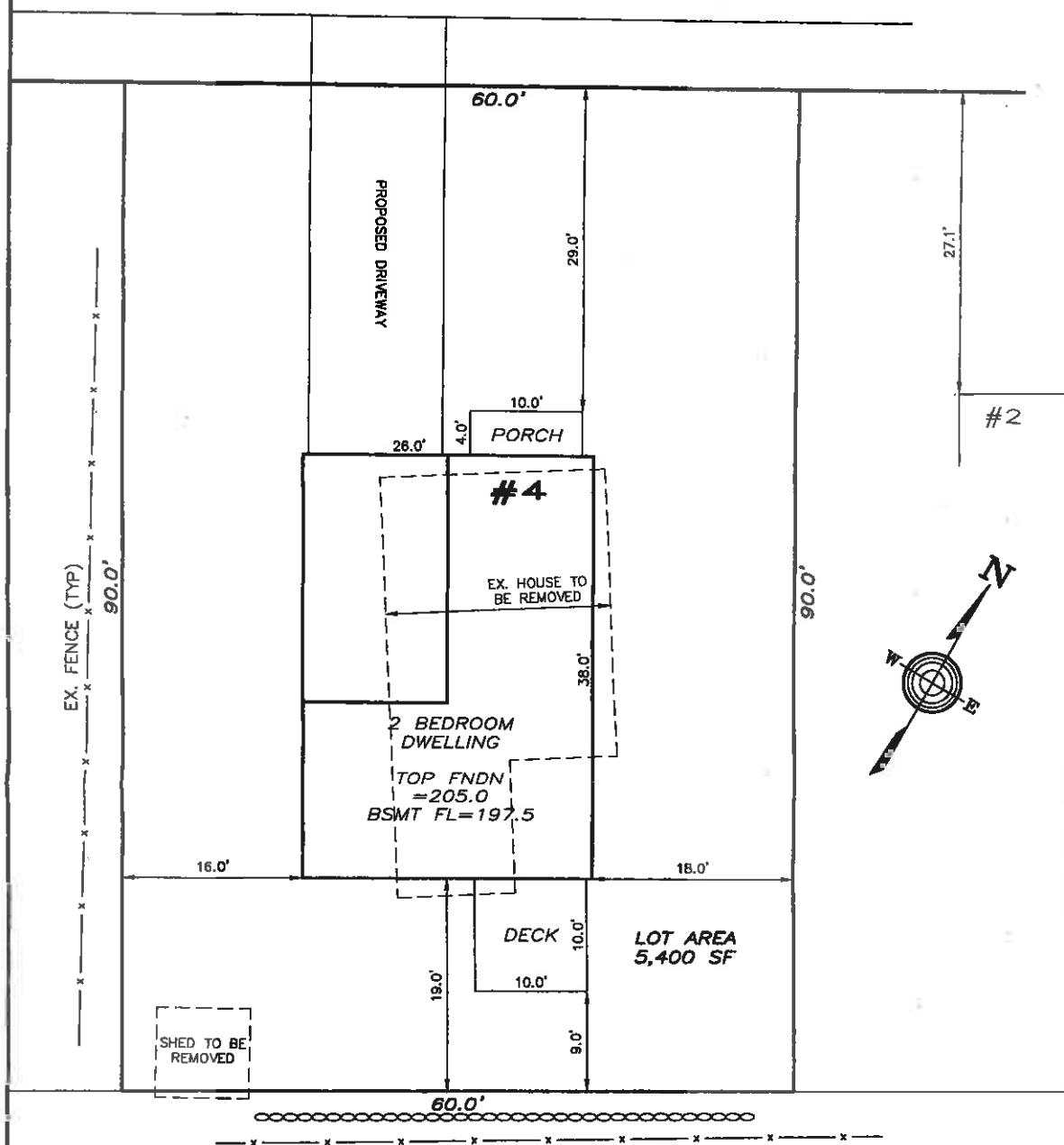
NOTICE OF HEARING

The Littleton Board of Appeals will conduct a public hearing on Thursday September 13, 2012 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petition:

7:15 p.m. Case # 815A – Sean Keenan for a Special Permit/Variance for a proposed deck at 4 LINCOLN DRIVE.

LITTLETON BOARDS OF APPEALS
Jeffrey Yates, Clerk

Publication dates August 30 and September 6
Lowell Sun



I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN, AND COMPLY WITH THE ZONING BYLAWS (DIMENSIONAL REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.

I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 237 OF 656, MAP # 25017C0237E
EFFECTIVE DATE: JUNE 4, 2010

PLOT PLAN OF LAND

FOR

4 LINCOLN DRIVE

IN

LITTLETON, MASS.

OWNER: KEENAN & SON LLP
78 MONCLAIR AVENUE, WALTHAM, MA

SCALE: 1 INCH = 10 FEET

DATE: AUGUST 28, 2012

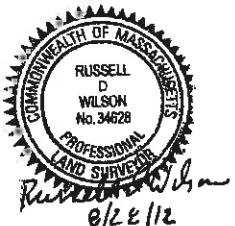
R.WILSON & ASSOCIATES, INC.

LAND SURVEYORS AND CIVIL ENGINEERS
676 GREAT ROAD P.O.BOX 236 LITTLETON, MA 01460
PHONE: 978-486-0203 FAX: 978-486-0644

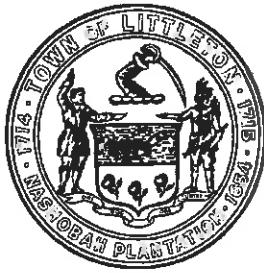
FILE NO. 1904

DWG NO. 1904WP

SHEET NO. 1 OF 1



8/28/12



BUILDING COMMISSIONER
ZONING OFFICER
P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 540-2420

9/12/12

TO: Board of Appeals
FROM: Zoning Officer, Roland Bernier
RE: 4 Lincoln Drive

Pursuant to MGL Chapter 40A, §15, please accept the attached documents, papers and comments constituting the record of the case in which the above noted appeal is being taken.

4 Lincoln Drive

A Building Permit # 264-12 application was received and approved for the construction of a single family home with restrictions. Restricted from the issued permit was the construction of an open deck which would have encroached onto the required rear setback. Furthermore, it is noted that the plot plan submitted for this appeal shows a new porch also within the required setback from the street front.

As such the applicant is seeking relief from the zoning bylaw allowing for the construction of an open deck on the rear and a new porch on the front of the "in-progress" single family dwelling. Unless the applicant prevails before the Board of Appeals, final occupancy will limit the construction of the home in compliance with current Zoning setback of 15 and 30 feet respectively.

No further comment.